



महाराष्ट्र शासन राजपत्र

प्राधिकृत प्रकाशन

वर्ष ५, अंक ११] गुरुवार ते बुधवार, मार्च १४-२०, २०१९/फाल्गुन २३-२९, शके १९४० [पृष्ठे २१, किंमत : रुपये ११.००

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत.

भाग एक-अ—नागपूर विभागीय पुरवणी

(भाग चार-ब मध्ये प्रसिध्द करण्यात आलेले आहेत त्यांव्यतिरिक्त) केवळ नागपूर विभागाशी संबंधित असलेले महाराष्ट्र जिल्हा परिषदा व पंचायत समित्या, ग्रामपंचायती, नगरपालिका बरो, जिल्हा नगरपालिका, प्राथमिक शिक्षण व स्थानिक निधी लेखापरीक्षा अधिनियम या अन्वये काढण्यात आलेले आदेश व अधिसूचना.

भाग १-अ (ना. वि. पु.) म. शा. रा., अ. क्र. ४५.

नगर विकास विभाग

मंत्रालय, मुंबई - ४०० ०३२, दिनांक २२ फेब्रुवारी, २०१९.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.

क्रमांक टिपीएस-२४१७-५६६-प्र.क्र. ४७-२०१९-नवि-९.—

ज्याअर्थी, नागपूर शहराची सुधारित विकास योजना शासन अधिसूचना, नगर विकास विभाग क्र. टिपीएस-२४९६-२६४३-प्र.क्र.३००(अ)-९७-नवि-९, दिनांक ७ जानेवारी, २००० अन्वये भागशः मंजूर व क्र. टिपीएस-२४००-१६२८-प्र.क्र.२००-२०००-नवि-९, दिनांक १० सप्टेंबर २००१ नुसार अंतिमतः मंजूर करण्यात आलेली असून ती अनुक्रमे दिनांक १ मार्च २००० व दिनांक २१ सप्टेंबर २००१ पासून अंमलात आलेली आहे. (यापुढे “उक्त विकास योजना” असे संबोधले आहे);

आणि ज्याअर्थी, उक्त विकास योजनेत, मौजे अजनी येथील खसरा क्र. ३६ मध्ये नागपूर सुधार प्रन्यास यांनी सन १९६४ मध्ये मंजुरी दिलेले अभिन्यासातील एकुण २२ भुखंड तसेच खसरा क्र. ३७ मधील क्षेत्र ४०४७ चौ.मी. जागा एकत्रितपणे खेळाचे मैदानासाठी नामनिर्देशित आहेत. (यापुढे “उक्त जागा” असे संबोधले आहे);

आणि ज्याअर्थी, नागपूर महानगरपालिका, नागपूर यांनी, नियोजन प्राधिकरण (यापुढे “उक्त नियोजन प्राधिकरण” असे संबोधले आहे) म्हणून, त्यांच्या सर्वसाधारण सभेचा ठराव क्र. ३०२, दिनांक २० जुलै २०१६ अन्वये उक्त जागेवरील नामनिर्देशित खेळाचे मैदान वगळून त्या जागा रहिवास व सार्वजनिक/निमसार्वजनिक (शैक्षणिक) वापरात समाविष्ट करण्याचे ठरवून त्याअनुषंगाने, उक्त अधिनियमाचे कलम ३७ चे उप कलम (१) मध्ये नमूद वैधानिक कार्यवाही पूर्ण करून नियोजन प्राधिकरणाने फेरबदल प्रस्ताव अंतिम मंजूरीसाठी शासनास सादर केलेला आहे (यापुढे “उक्त फेरबदल” असे संबोधले आहे);

आणि ज्याअर्थी, आवश्यक त्या चौकशीनंतर व संचालक नगर रचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर उक्त फेरबदल प्रस्ताव काही अटीसह मान्य करावा, असे राज्य शासनाचे मत झाले आहे;

आता, त्याअर्थी, उक्त अधिनियमाचे कलम ३७ चे उप कलम (२) अन्वये व त्या अनुषंगाने असलेल्या इतर अधिकारांचा वापर करून उक्त विकास योजनेतील, उक्त फेरबदल प्रस्तावास शासन पुढीलप्रमाणे मान्यता देत आहे आणि त्यासाठी उक्त विकास योजना मंजूरीची अधिसूचना सुधारीत करण्यात येत आहे;

“उक्त विकास योजना मंजूरीच्या अधिसूचनेच्या फेरबदल सूचीतील शेवटच्या नोंदीनंतर पुढील नव्या नोंदीचा समावेश करण्यात येत आहे”.

नोंद

“मौजे अजनी येथील खसरा क्र. ३६ मधील नागपूर सुधार प्रन्यासने सन १९६४ मध्ये मंजूरी दिलेले अभिन्यासातील २२ भूखंड नामनिर्देशित खेळाचे मैदानातून वगळून रहिवास वापर विभागात समाविष्ट करण्यात येत आहेत आणि खसरा क्र. ३७ क्षेत्र ४०४७ चौ.मी. भाग नकाशात दर्शविल्याप्रमाणे नामनिर्देशित खेळाचे मैदानातून वगळून सार्वजनिक/निमसार्वजनिक (शैक्षणिक) वापर विभागात खालील अटीस राहुन समाविष्ट करण्यात येत आहे”—

अट : नागपूर सुधार प्रन्यास, नागपूर यांनी दिनांक ३ मार्च २०१७ रोजीच्या पत्रान्वये कळविल्यानुसार, दिनांक ४ ऑगस्ट १९६४ च्या मंजूर अभिन्यासानुसार खुली जागा, सार्वजनिक सुविधा भूखंड, लेन (Lane), भूखंड, रस्ते इत्यादींची रचना कायम राहिल.

उपरोक्त मंजूर फेरबदल दर्शविणा-या विकास योजना भाग नकाशाची प्रत आयुक्त, नागपूर महानगरपालिका, नागपूर यांच्या कार्यालयात कामकाजाच्या दिवशी कार्यालयीन वेळेत नागरीकांच्या अवलोकनार्थ एक महिन्याच्या कालावधीसाठी, कामकाजाच्या दिवशी कार्यालयीन वेळेत उपलब्ध राहिल.

सदर अधिसूचना विभागाच्या www.maharashtra.gov.in (कायदे व नियम) या संकेतस्थळावर देखील उपलब्ध करण्यात येत आहे.

महाराष्ट्राचे राज्यपाल यांचे ओदशानुसार व नावाने,

रा. शा. चौहान,

कार्यासन अधिकारी.

भाग १-अ (ना. वि. पु.) म. शा. रा., अ. क्र. ४६.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032, Date - 22nd February, 2019

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-2417-566-CR-47-47-UD-9-2019.—

Whereas, Revised Development Plan of Nagpur City has been sanctioned by the Government *vide* Urban Development Department's Notification No. TPS-2496-2643-CR-300(A)-97-UD-9, dated 7th January, 2000 & Finally sanctioned *vide* Govt. Notification No. TPS-2400-1628-CR-200/2000-UD-9, Dated 10th September, 2001 & has come into force with effect from the 1st March, 2000 & 21st September, 2001 respectively (hereinafter referred to as “the said Development Plan”) under Section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) (hereinafter referred to as “the said Act”);

And whereas, in the said Development Plan, on land bearing Kh. No. 36 of Mouje Ajani a layout for 22 Plots was sanctioned by Nagpur Improvement Trust in 1964 and Khasara No. 37 admeasuring 4047 Sq.mt. of Mouje Ajani jointly designated as Play Ground (hereinafter referred to as “the said Lands”);

And whereas, the Nagpur Municipal Corporation, Nagpur (hereinafter referred to as “the said Planning Authority”), *vide* its General Body Resolution No. 302, Dated 20th July 2016 has resolved to delete the said Lands from Designated play Ground and include the same in Residential Zone and Public/Semi-Public (Educational) as per the provisions of sub-section (1) of Section 37 of the said Act, after following the legal procedure laid down under the said Act. (hereinafter referred to as “the Proposed Modification”) the Planning Authority has submitted the said proposal of modification to the Government for sanction;

And whereas, after making necessary enquiries and consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of opinion that the proposed Modification should be sanctioned with, the some conditions;

Now therefore, in exercise of the powers conferred on it under sub-section (2) of Section 37 of the said Act, the Government hereby, sanctions the said Modification proposal and for that purpose amends the said Development Plan Notification as follows;

“In the Schedule of Modifications appended to the Notification sanctioning the said Development Plan, the following new entry shall be added after the last entry”.—

ENTRY

“22 Plots of sanctioned lay-out of Nagpur Improvement Trust in 1964 on land bearing Kh.No. 36 of Mouje Ajani is deleted from designated Play Ground and included in Residential Zone & the land bearing Kh. No. 37 admeasuring 4047 Sq. Mt. of Mouje Ajani is deleted from designated Play Ground & included in Public/Semi-Public Zone (Educational) as shown on the Plan, subject to condition specified below”—

Condition :- The open spaces, public amenities, lane, plots, roads etc. are to be kept as per sanctioned layout dated 4th August 1964, as communicated by the Nagpur Improvement Trust, Nagpur *vide* its letter dated 3rd March 2017.

A copy of the part plan of the aforesaid sanctioned modification shall be available for public inspection in the office of the Commissioner, Nagpur Municipal Corporation, Nagpur during office hours on all working days for a period of one month.

This Notification shall also be available on the Govt. web site-www.maharashtra.gov.in (Acts/Rules)

By order and in the name of the Governor of Maharashtra.

R. S. CHOUHAN,
Section Officer.

भाग १-अ (ना. वि. पु.) म. शा. रा., अ. क्र. ४७.

सहसंचालक, नगर रचना यांजकडून

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम २०(३) अन्वये

क्र. प्रा.यो. नागपूर-कलम-२०-मौ.भोजापूर-ता.रामटेक-सहसंचानाग-३२५-२०१९—

ज्याअर्थी, नागपूर प्रदेशाची सुधारित प्रादेशिक योजना (यापुढे “उक्त प्रादेशिक योजना” असे संबोधले आहे) महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम-१९६६ (सन १९६६ चा महाराष्ट्र प्रादेशिक अधिनियम-३७) (यापुढे “उक्त अधिनियम” असे संबोधले आहे) चे कलम-१५ अन्वये शासन अधिसूचना, नगर विकास विभाग क्र. टिपीएस-२४९६-१५०५-प्र.क्र.२७३-९६- नवि-९, दिनांक ६ मे, २००० अन्वये मंजूर झाली असून ती दिनांक १५ जुलै २००० पासून अंमलात आली आहे;

ज्याअर्थी, राज्यात मंजूर असलेल्या प्रादेशिक योजनांमध्ये महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम-१९६६ चे कलम-२० अन्वये वेळोवेळी कराव्या लागणा-या जमीन वापराच्या फेरबदलासंदर्भाने करावयाच्या कार्यपद्धतीबाबत उक्त अधिनियमाचे कलम-१५४ अन्वये शासन निर्णय क्र.टिपीएस-१८१५-प्र.क्र.४९-१५ नवि-१३, दिनांक ६ मे २०१५ अन्वये शासनाने निर्देश दिलेले आहेत;

आणि ज्याअर्थी, मंजूर नागपूर प्रादेशिक योजनेतील रामटेक ग्रोथ सेंटर मौजा भोजापूर, ता. रामटेक, जि. नागपूर स.क्र.२५/१/अ, २५/१/ब, २५/२, २६, २७/१/अ, २७/१/ब, २७/३ एकूण ११.७४ हे.आर क्षेत्र (यापुढे ज्यास “उक्त क्षेत्र” असे संबोधले आहे) कृषी विभागात समाविष्ट आहे; आणि ज्याअर्थी, उक्त अधिनियमाचे कलम-२० पोट-कलम (२) मधील तरतूदीनुसार उक्त क्षेत्र “कृषि” विभागातून वगळून, खालील अटीच्या अधीन राहून, “रहिवास” विभागात समाविष्ट करणे आवश्यक असल्याचे उक्त शासन निर्णयान्वये गठीत “प्रस्ताव छाननी व मंजूरी समिती” चे मत झाले आहे;

(१) उपरोक्त शासन निर्णयातील शर्ती व अधिमूल्य भरण्याची अट आणि,

(२) मा. संचालक नगर रचना, महाराष्ट्र राज्य, पुणे यांचे पत्र क्र. टिपीव्ही-२-५३५६, दिनांक ७ सप्टेंबर २०१८ रोजीचे पत्रान्वये दिलेल्या संबंधित निर्देशानुसार.

आता, त्याअर्थी, या बाबतीत शासनाने प्रदान केलेल्या अधिकारानुसार, उक्त अधिनियमाच्या कलम-२० पोट-कलम (३) अन्वये प्रस्तावीत फेरबदलाच्या अनुषंगाने नागरिकांकडून हरकती व सूचना योग्य त्या कारणांसह, ही सूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झाल्याच्या तारखेपासून ३० दिवसांचे मुदतीत लेखी स्वरूपात मागविण्यात येत आहेत;

हरकती/सूचना असल्यास सहाय्यक संचालक, नगर रचना, नागपूर शाखा, नागपूर प्रशासकिय इमारत, क्र.१ दुसरा मजला, सिव्हिल लाईन्स, नागपूर ४४० ००१ यांच्याकडे पाठविण्यात याव्यात. उक्त प्रस्तावित फेरबदल दर्शविणारा नकाशा नागरिकांच्या अवलोकनार्थ त्यांचे कार्यालयात कार्यालयीन वेळेत उपलब्ध आहे. विहीत मुदतीत प्राप्त होणा-या सूचना/हरकतींवर सुनावणी देण्यासाठी व त्यावरील अहवाल सादर करण्यासाठी सहाय्यक संचालक, नगर रचना, नागपूर शाखा, नागपूर यांना प्राधिकृत करण्यात येत आहे.

सदर सूचना विभागाच्या www.maharashtra.gov.in व www.dtp.maharashtra.gov.in या वेबसाईटवर देखील उपलब्ध आहे.

नागपूर :

दिनांक २ मार्च २०१९.

नि. सि. आढारी,

सहसंचालक, नगर रचना,
नागपूर विभाग, नागपूर.

भाग १-अ (ना. वि. पु.) म. शा. रा., अ. क्र. ४८.

BY JOINT DIRECTOR, TOWN PLANNING

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966, Under Section 20 (3)

No. R.P. Nagpur-Mouja Bhojapur-Tal. Ramtak-Section 20(3)-JDTP-325-2019.—

Whereas, the Revised Regional Plan of Nagpur Region (hereinafter referred to as “the said Regional Plan”) has been sanctioned by the Government *vide* Urban Development Department’s Notification No. TPS-2496-1505-CR-273-96-UD-9, Dated the 6th May, 2000 under section 15 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) (hereinafter referred to as “the said Act”) and has come into force with effect from the 15th July, 2000;

Whereas, the Government *vide* Resolution No.TPS 1815-CR-49-15-UD-13 dated 6th May, 2015 has issued directives under Section 154 of the Maharashtra Regional and Town Planning Act 1966 regarding the procedure to be followed under Section 20 of the said Act for making changes in the use of land in the areas of sanctioned Regional Plans under the said act;

And whereas, As per plan for Ramtek Growth Center land admeasuring about 11.74 hectare bearing Kh. No. 25/1/A, 25/1/B, 25/2, 26, 27/1/A, 27/1/B, 27/3 of Mouja-Bhojapur Tal. Ramtak, District-Nagpur (hereinafter referred to as “the said area”) is included in “Agriculture” Zone in the sanctioned Regional Plan of Nagpur.

And whereas, the “Proposal Scrutiny & Sanctioning Committee” established under the above mentioned Government Resolution, is of the opinion that the said area should be deleted from “Agriculture” Zone and included in “Residential” Zone in accordance with the provisions of sub-section (2) of Section 20 of the said Act, subject to compliance of the following conditions :-

- (i) Conditions laid down in the above said Government Resolution; and payment of requisite premium and,
- (ii) As per Directives given by the Director of Town Planning, Maharashtra State, Pune’s Urban Development *vide* Letter No. TPV-2-5356; Dated 7th September 2018 in this connection.

Now therefore, under the power delegated by the govt. in this regard, suggestions/objections with reasons are invited from Public in accordance with section 20(3) of said act in respect of proposed modification within 30 days from the date of publication of this notice in the Maharashtra Government Gazette;

The suggestions and/or objections shall be addressed to the Assistant Director of Town Planning, Nagpur Branch, Nagpur, Administrative Building, No.1, Second Floor, Civil Lines Nagpur 440 001. The plan showing the proposed modification is kept open for inspection to the public during office hours in the said office. Assistant Director of Town Planning, Nagpur Branch, Nagpur is duly authorized to hear the suggestions/objections received within the stipulated period and to submit the report thereon.

This notice is also available on website-www.maharashtra.gov.in and www.dtp.maharashtra.gov.in.

Nagpur :

Date the 2nd March 2019.

N. S. ADHARI,

Joint Director of Town Planning,
Nagpur Division, Nagpur.

भाग १-अ (ना. वि. पु.) म. शा. रा., अ. क्र. ४९.

BY COMPETENT AUTHORITY, NAGPUR MUNICIPAL CORPORATION

Slum No-1105-2019.—

Whereas, the Maharashtra Slum Area (Improvement, Clearance and Re-Development) Act, 1971 has come into force with a effect from 3rd day of September, 1971, in the areas within the limits of the Corporation in the City of Nagpur *vide* Government Notification of Urban Development, Public Health and Housing Department No. SCA-1571-35325-F-III, dated 3rd September, 1971;

And Whereas, in exercise of the powers conferred by the sub-section (1) of Section 3 of the Maharashtra Slum Area (Improvement, Clearance and Re-Development) Act, 1971 (Mah. XXXVIII of 1971) the Government of Maharashtra has appointed the Executive Engineer (Slum), Nagpur Municipal Corporation as a Competent Authority for Lands belonging to Nagpur Municipal Corporation and Lands belonging to Nagpur Improvement Trust, State Government, Private lands, Abadi lands, Nazul lands etc., within limits of Nagpur Municipal Corporation *vide* Notification on dated 23rd April, 2015.

And Whereas, I, R. G. Rahate on being appointed as the Competent Authority, I am satisfied that the area specified in the schedule hereto (hereinafter referred to as "the said area") is a source of danger to the health safety or convenience of the public of that area and its neighborhood by reason of the area being overcrowded and lacking in basic amenities have rendered insanitary, squalid or otherwise.

Now, therefore, in exercise of the powers conferred on me under sub-section (b) (II) of Section 4 of Maharashtra Slum Area (Improvement, Clearance and Re-Development) Act, 1971, declare the said area to be slum area. The map of the area can be inspected at the Office of the Nagpur Municipal Corporation, Nagpur.

SCHEDULE OF AREA

Sr. No.	Prb. No.	Khasra & Mouza No. & Land owner	Local name of the area	Area in Acre	Description of Boundaries
(1)	(2)	(3)	(4)	(5)	(6)
1	Prb. No. 30	Kh. Nos. 9, 10, 12 & 16/2. Mouza Harpur, Land owner : N.I.T.	Shankar Sai Math, Shambag Zopadpatti	(11002.571 Sq.Mt.) 1.10 Hectare	<p><i>North.</i>-- Road & House No. 62 of Smt. Asifa Ramjan Pathan, House No. 108 of Shri Waman Chandrabhan Gondhane, House No. 113 & Shri Kusumakar Charandas Khobragade and then M.S.E.B. sub-station.</p> <p><i>South.</i>--House No. 01 of Smt. Rekha Kundlik Shendre, House No. 23 of Shri. Pankaj Fagoji Lonare, House No. 129 of Shri. Rajesh Suresh Deogade and then Mouza - Sakkardhara.</p> <p><i>East.</i>--Road & house No. 113 of Kusumakar Charandas Khobragade, House No. 125 of Smt. Nasim Bano Rasul Khan, House No. 01 of Smt. Rekha Kundlik Shendre, & then EPF office.</p> <p><i>West.</i> --Road & House No. 129 of Shri. Rajesh Suresh Deogade, House No. 137 of Shri. Dipak Hiranman Gajbhiye, House No. 140 of Shri Rajesh Raju Deshbhratar and then Sewadal Nagar Basti.</p>

Necessary Slum Improvement works intended to be carried out in above mentioned area are listed below :—

1. Public Latrines, single or grouped ;
2. Water Mains branches and Public water stand posts ;

3. Sewer lines, waste water drains, storm water drains ;
4. Widening and re-aligning and paving of existing lanes, roads and pathways and constructing new rods, pathways and lanes ;
11. Demolition of dilapidated and obstructive buildings ;
12. Street Light poles.

Any person aggrieved by the above said declaration of slum improvement areas may appeal to Tribunal located at Griha Nirman Bhavan, Kala Nagar, Bandra (East), Bombay-51, within 30 days from the date of declaration of *Gazette* Notification.

Nagpur :
Dated the 6th March 2019.

R. G. RAHATE,
Competent Authority,
Nagpur Municipal Corporation,
Nagpur.

भाग १-अ (ना. वि. पु.) म. शा. रा., अ. क्र. ५०.

अध्यक्ष नगर परिषद, यांजकडून

भंडारा शहर विकास (सुधारीत) मंजूर योजनेत प्रस्तावित महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम २३(१) (कलम ३८ सह) अन्वये भंडारा शहर विकास योजना तयार करणेचा इरादा जाहिर करणेबाबत.

क्रमांक नपभं-मुअ-बांध-९१५-२०१९.—

नगरपरिषद भंडारा ही “ब” वर्गाची नगर परिषद आहे, नगर परिषद, भंडारा ही भंडारा शहरासाठी नियोजन प्राधिकरण आहे. नगर परिषद क्षेत्राच्या हद्दीची पहिली सुधारीत विकास योजना वि.यो.भं.सु/टि.पी.व्ही.-२/३०८५, दिनांक २९ मे, १९९२ अन्वये मंजूर असून वि.यो.भं.(सु)/टि.पी.व्ही. २/३०८५, दिनांक १ नोव्हेंबर, १९९२ अन्वये अंमलात आली होती.

भंडारा शहराची विकास योजना तयार होऊन २० वर्षांपेक्षा जास्त कालावधी झाला असून त्यात तातडीने सुधारणा करणे आवश्यक आहे. त्यासाठी दिनांक २८ फेब्रुवारी, २०१९ ला ठराव क्रमांक ३ नुसार नगर परिषद, भंडारा मार्फत मान्यता प्रदान करण्यात आलेली आहे. तरी महाराष्ट्र प्रादेशिक नगर रचना अधिनियम, १९६६ चे कलम २३(१) (कलम ३८ सह अन्वये) नुसार भंडारा शहराची विकास योजना दुरुस्ती करण्याचा इरादा सदर नोटिसद्वारे जाहिर करण्यात येत आहे.

तरी सर्व नागरीकांना सदर नोटिसद्वारे सूचित करण्यात येते की, याबाबत आपले काही सूचना किंवा आक्षेप असल्यास सदर सूचना किंवा आक्षेप नगर परिषद, भंडारा कार्यालयात बांधकाम विभागात ६० दिवसांच्या आत कार्यालयीन वेळेत दाखल करावे. कालावधी संपल्यानंतर आलेल्या सूचना किंवा आक्षेपांवर कोणताही निर्णय घेण्यात येणार नाही याची नोंद घ्यावी.

भंडारा :
दिनांक २ मार्च २०१९.

सुनिल मेंढे,
अध्यक्ष,
नगर परिषद, भंडारा.

पुढील अधिसूचना असाधारण राजपत्र म्हणून त्यांच्यापुढे दर्शविलेल्या दिनांकांना प्रसिद्ध झालेल्या आहेत.

१५

बुधवार, मार्च ६, २०१९/फाल्गुन १५, शके १९४०

भाग १-अ (असा.) (ना. वि. पु.) म. शा. रा., अ. क्र. ४०.

आयुक्त, महानगरपालिका, यांजकडून

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७ नुसार फेरबदल

क्र. मनपाना-नरवि-१९४०-२०१९.—

ज्याअर्थी, नागपूर शहराची सुधारीत विकास योजना महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३१(१) अन्वये शासन, अधिसूचना नगर विकास विभाग क्र. टिपीएस-२४९६-२६४३-प्र.क्र. ३००(अ)-९७-नवि-९, दिनांक ०७ जानेवारी २००० अन्वये भागशः मंजूर झाली असून ती दिनांक ०१ मार्च २००० पासून अंमलात आली आहे. तसेच वगळलेल्या भागाची विकास योजना शासन अधिसूचना, नगर विकास विभाग क्र. टिपीएस-२४००-१६२८-सी.आर.-२००-२०००-नवि-९, दिनांक १०-०९-२००१ अन्वये मंजूर झाली असून ती दिनांक २१-०९-२००१ पासून अंमलात आलेली आहे. तसेच शासनाचे नगर विकास विभागाचे अधिसूचना क्र. टिपीएस-२४०१-८८५-प्र.क्र.-७६-नवि-९, दिनांक २७ फेब्रुवारी २००२ अन्वये नागपूर सुधार प्रन्यासच्या क्षेत्रांतर्गत सात योजनांचे क्षेत्र वगळून उर्वरीत नागपूर शहराकरीता नागपूर महानगरपालिकेला नियोजन प्राधिकरण म्हणून घोषित केलेले आहे. तसेच नागपूर शहराकरीता विकास नियंत्रण नियमावली शासनाने अधिसूचना क्र. टिपीएस-२४००-१६८४-प्र.क्र.-१९५२-२०००-नवि-९, दिनांक ३१-०३-२००१ अन्वये मंजूर केलेली असून उक्त विकास नियंत्रण नियमावली दिनांक ०९-०४-२००१ पासून अंमलात आलेली आहे;

ज्याअर्थी, विकास योजना नागपूर मौजा-सोमलवाडा, खामला, भामटी, परसोडी, जयताळा व टाकळी सिम, डिफेन्स रेल्वे लाईन खालील जमीन वापर वगळून वाणिज्य विभागात समाविष्ट करण्याबाबतचा फेरबदल प्रस्ताव महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७(२) अन्वये शासन निर्णय क्र. टिपीएस-२४०८-८४८-प्र.क्र. ३-नवि-९, दिनांक २७-०८-२०१० अन्वये मंजूर करून डिफेन्स रेल्वे लाईन हा वापर वगळून त्याखालील क्षेत्र वाणिज्य विभागात समाविष्ट करण्यात आलेला आहे.

त्याअर्थी, सदर जागेवर महानगरपालिका ऑरेंज सिटी स्ट्रीट स्किम राबविणार आहे. सदर अभिन्यासातील भूखंडास दोन्ही बाजूचे रस्ते असून हॉटेल रेडिसन ब्ल्युपासून जाणारा २४.०० मी. रुंद रस्ता व मागील रस्ता १२.०० मी. रुंदीचा पोच रस्ता उपलब्ध होतो. सदर जागा पट्टीका स्वरूपाची असल्याने व या अभिन्यासातील भूखंडावर वाणिज्य, हॉस्पिटल व रहिवास व इतर वापराची बांधकामे महानगरपालिकेस करावयाची असल्याने नागपूर शहराकरीता मंजूर विकास नियंत्रण नियमावलीमधील समास अंतरे उंची मजले इत्यादी बाबींमध्ये प्रस्तावित मिश्र वापराच्या संबंधीत इमारतीचे नियोजन उक्त अभिन्यासातील पट्टीका स्वरूपातील भूखंडावर करणे अडचणीचे होत असल्याने या सर्व बाबींचा विचार करता महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७ अन्वये ऑरेंज सिटी स्ट्रीट स्कीम प्रकल्पाकरिता विशेष नियमावली तयार करून मंजूर विकास नियंत्रण नियमावलीमध्ये समाविष्ट करणेकामी खालीलप्रमाणे फेरबदल करण्याचे ठरविलेले आहे व यासाठी नागपूर महानगरपालिकेने ठराव क्र. ३२७, दिनांक २९-०१-२०१९ नुसार उपरोक्त फेरबदलाची कार्यवाही करण्यास मंजूरी प्रदान केली आहे.

SCHEDULE-A

Definition : Regulation No. 2 of Principal DCR shall have following additional definition.

(2.5.3) Arcade—means a series of arches supported on Piers or Columns, Arcade is a part of a building with an arched or covered passage generally used for an establishment, public area. Arcade width having roof on top for pedestrian movement.

SCHEDULE-B

Regulation No. 41

Special Regulation for Development of Buildings falling within Orange City Street Scheme. Development of building falling within Orange City Street Scheme shall be governed by the Special Regulations mentioned in *Appendix-X*

APPENDIX-X

Regulation No. 41

Special Regulation for Development of Buildings falling within Orange City Street Scheme.

1. Definitions :**(i) Orange City Street Scheme—**

It is the area falling within Orange City Street Scheme (Nagpur Municipal Corporation Project) *Mauja-Somalwada, Khamla, Bhamti, Parsodi, Jaitala & Takli Seem* (Admeasuring about 31.92 Ha.)

(ii) Base permissible FSI—

It is the FSI that is otherwise permissible on any land with respect to commercial zone as per the sanctioned Development Plan and the relevant provision of the Principal DCR excluding TDR and the premium FSI.

(iii) Floating FSI—

It is the FSI the permissible on any plot of Orange City Street Scheme as per Principal DCR/NMRC (Regulation No. 40) (Appendix-W), unused FSI of anyone plot, which unused FSI can be utilised any other plot/plots of Orange City Street Scheme lay-out.

(iv) Principal DCR—

DCR sanctioned by Government of Maharashtra for Nagpur city *vide* Notification No. TPS-2400-1684-CR-192-2000-UD-9, dated 31st March 2001 and as amended from time to time.

2. Permissible Mixed use in Orange City Street Scheme :

Mixed use shall be permissible on all plots in the form of residential, commercial, institutional, educational, offices, IT buildings, Assembly Halls Wholesale establishment users fronting on road width of 12 Mt. and above. FSI shall be permissible as per the principal DCR and as per (Regulation No. 40) (Appendix-W), plots falling within NMRC.

3. Marginal Spaces :**(i) Front Margin—**

Front margin shall be allowed 6.0 Mt. from 24 Mt. wide road fronting street.

(ii) Side and Rear Margins—

TABLE No. 1

Sr. No.	Building Height	Side and Rear Margins	Remarks
(1)	(2)	(3)	(4)
a	15.0 Mt. and below	H/4	Minimum 3.0 Mt for Residential Minimum 4.5 Mt for Commercial Minimum 6.0 Mt for Special Building
b	Above 15.0 Mt. and up to 24.00 Mt.	H/5	Minimum 4.5 Mt for Residential and Commercial Minimum 6.0 M for Special Building
c	Above 24.00 Mt.	H/5	Minimum 6.0 Mt.

4. Distance between two buildings :-

Distance between two buildings shall be allowed minimum 6.0 Mt.

5. Front Arcade :-

Front arcade shall be allowed on 24.0 Mt. wide road in front margin up to 4.5 Mt. width having roof on top for pedestrain movement.

6. Floating FSI :-

Floating FSI shall be allowed in Orange City Street Scheme. If unused FSI of any one plot which unused FSI shall be utilised any other plot/plots of Orange City Street Scheme lay-out due to height restriction as per civil Aviation Authority.

7. Mix users :-

In mix users shall be allowed on all plots with Residential, Commercial, Institutional, educational, mercantile, office, IT Building, Assembly Building, Wholesale establishment users, Fronting on the road width of 12.0 m. and above, FSI permissible as per the Principal DCR and plots falling within NMRC limit shall be permissible as per the special Regulation mentioned in *Appendex 'W'*.

8. Basement :-

One or more basements may be permissible for followng uses and shall be constructed after leaving the prescribed setback/required front open space/required front margin and prescribed building lines.

- (a) Storage of household or other goods or ordinanity non-combustible material.
- (b) strong Room, Bank lockers, safe deposit Volts etc.
- (c) Air conditioning equipments and other machines used for services and utilities of the building.
- (d) Parking spaces.
- (e) D.G. set room, meter room and Electric Substation (Which will confirm to required safely requirements.)
- (f) Effluent Treatment Plant, Suction Tank, Pump Room.
- (g) Users strictly ancillary to the principal user.

Provided that the users mentioned (a) and (b) above shall be permitted in the 1st basement only subject to following condition;

- (i) All requirements regarding access, safety (including fire safety) ventilations/mechanical ventilation etc. shall be complied with
- (ii) All the planning standards (Particularly as regarding parking) should be strictly adhered to. The basemet shall not used for residential or any habitable purpose and industrial or hazardous use.
- (iii) Basement shall not be counted in FSI.

Provided That :-

- (i) If the basement is proposed flushing to average surrounded ground level, then such basement can be extended in side and rear margins upto 3.0 m. from plot boundary.
- (ii) Multilevel basement may be permitted if the basement is used for parking. The ramps of minimum 3.0 m. width for entry and exit of vehicles separately shall be provided. In case of bona-fide hardship the Commissioner Municipal Corporation may allow one ramp with not less than 6.00 m. in width.
- (iii) If the basement is proposed to be constructed below podium then the marginal distance shall be that of podium.

The basement shall have all requirements :-

- (i) Every basement shall be in every part at least 2.4 m. in height from the floor to the underside of the roof slab or ceiling soffit of beam;

- (ii) Adequate ventilation shall be provided for the basement with a ventilation area not less than 2.5% of the area of the basement. The standard of ventilation shall be the same as required by the particular occupancy according to these regulations. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans or air conditioning systems, etc.;
- (iii) The minimum height of the ceiling of any basement shall be 0.9 m. and the maximum shall be 1.2 m. above the average surrounding ground level. However it does not apply to the mechanically ventilated basement. In such cases, basement may also be allowed flushing to the average ground level.
- (iv) Adequate arrangements shall be made so as to ensure that surface drainage does not enter the basement.
- (v) The walls and floors of the basements shall be water-tight and be so designed that the effect of the surrounding solid soil and moisture, if any, is taken into account in design and adequate damp proofing treatment is given and;
- (vi) The access to the basement shall be separate from the main alternate staircase providing access and exit from higher floors. Where the staircase is continuous the same shall be enclosed type serving as a fire separation from the basement floor and higher floors. Open ramps shall be permitted if they are constructed within the building line.

9. Height of Habitable Room :-

The minimum and maximum height of a habitable room shall be given in Table No. 2 hereunder,

TABLE No. 2

Height of Habitable Rooms

Sr. No. (1)	Occupancy (2)	Minimum height (m.) (3)	Maximum Height (m.) (4)
1	Flat Roof -		
	(a) Any habitable room	2.75	4.2
	(b) Habitable room in LIG Housing	2.6	4.2
	(c) Air-conditioned habitable room	2.4	4.2
	(d) Assembly Hall, Residential Hotels of 3 star category and above, institutional, Educational Industrial, Hazardous or storage occupancies, Departmental Stores, Malls IT Buildings, Office Building, Entrance Halls and Lobbies to department stores and assembly halls.	3.6	4.2
	(e) shops	3.0	4.2
2.	Pitched roof -		
	(a) Any habitable room	2.75	4.2
	(b) Habitable room in EWS/LIG Housing	2.6 (Average with 2.0 m. at the lowest point)	4.2 (Average with 3.2 m. at the lowest point)

Provided That :-

- (i) The minimum head-way under any beam shall be 2.4 m.
- (ii) In all occupancies, except those included in serial No. 1 (d) in the Table above, any height in excess of 4.2 m. shall be deemed to have consumed additional FSI of 50 per cent of the relevant floor area.

10. Podium :-

Podium for parking of the vehicle may be permitted with following requirements/conditions.

- (i) Every podium shall be in every park at least 2.4 m. in height from the floor to the soffit of beam.
- (j) podium shall not be provided in front setback space.
- (k) podium shall only be used for parking and it shall be designed to take load of fire engine.
- (l) podium shall be permissible for plot having 1500 sq. m. and above and may be in multilevel.
- (m) podium shall be permissible joining two or more buildings or wings of buildings.
- (n) podium shall be allowed at a distance of 4.50 m. from the plot boundary with minimum 6.00 meter from atleast one side.
- (o) The consent from the Chief Fire Officer shall be necessary before permitting the aforesaid podium.
- (p) No required recreational open space is allowed on Podium.

11. Interior Chowk and Exterior Chowk :-

(a) **Interior Chowk**— Wherever habitable rooms or kitchen derives ventilation from inner chowk or interior open space, the size of such interior open space shall not be less than 3 m. x 3m. upto height of 16 m. and for height more than 16 m. the interior open space shall be less than $H/5$ m. x $H/5$ m. where H= height of highest wall of the chowk.

(b) **Exterior Chowk**— The minimum width of the exterior chowk for the purpose of light and ventilation, shall not be less than 2.4 m. and depth shall not exceed 1.5 times the width for buildings upto 16 m. height and for height more than 16 m. the exterior open space shall not be less than $H/6$ m. x $H/6$ m. where H=height of highest wall of the chowk. If the width of the exterior chowk is less than 2.4 m. it shall be treated as a notch.

Provided that, Where only water closet, bathroom, combined bathroom and water closet abutting on the interior open space, the size of the interior open space shall be in line with the provision for ventilation shaft, as given in Table No. 3.

12. Lighting and Ventilation of Room :-

(i) **Adequacy and manner of provision—**

1. The minimum aggregate area of opening of habitable rooms and kitchens excluding doors shall be not less than $1/10^{\text{th}}$ of floor area.

2. No portion of a room shall be assumed to be lighted if it is more than 7.5 m. from the opening assumed for lighting/ventilation of the portion, provided additional depth of living room beyond 7.5 m. may be permitted subject to provision proportionate increase in the opening.

3. Where, the lighting and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per latest version of Part VIII-Building Services Section, Lighting and Ventilation of National Building Code of India published by the Bureau of Indian Standards. In the case of special types of buildings requiring artificial lighting and air-conditioning for special types of manufacturing or other process the requirements about natural day lighting and ventilation may be relaxed.

(ii) Ventilation Shaft— For ventilating the space for water closets and bathrooms, if not opening on from, side, rear and interior open spaces, these shall open on the ventilation shaft, the size of which shall not be less than the values given below—

TABLE No. 3

Sr. No.	Height of Building in m.	Cross-Section of Ventilation shaft in sq. m.	Minimum one dimension of the shaft in m.
(1)	(2)	(3)	(4)
1	Upto 10	1.2	0.9
2	Upto 12	2.4	1.2
3	Upto 18	4.0	1.5
4	Upto 24	5.4	1.8
5	Upto 30	8.0	2.4
6	Above 30	9.0	3.0

(iii) Artificial Lighting and Mechanical Ventilation— Where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance with the provision of Part 8, Building Services-Section 1, Lighting and Ventilation, National Building Code of India, 2005.

(iv) In any residential hotel where toilets are provided with a mechanical ventilation system the size of the ventilation shaft prescribed in these Regulation stand relaxed.

13. Parking :-

(1) Parking shall be provided as per NMRC and Principal DCR, accordingly.

(a) For calculation of marginal distances the height of the parking floors (Maximum two floors above Ground Level) shall not be taken in account, However height of such parking floor will be counted towards the total height of the building for deciding the building as high rise building and for Civil aviation purpose.

(b) Car Lift/mechanical parking shall be permissible.

14. In Specific cases where a clearly demonstrable hardship is caused the Hon'ble Municipal Commissioner may relax as per regulation No. 6.5.2.3 of Principal DCR.

The provision of Principal DCR shall be applicable except provisions of these Special regulations, However in case of any conflict between these special regulations and any other Regulations of Principal DCR, the special regulations shall prevail for the Orange City Street Scheme.

त्याअर्थी, उपरोक्त फेरबदल दर्शविणारी ऑरेंज सिटी स्ट्रीट स्कीम प्रकल्पाकरीता विशेष नियमावली नागपूर महानगरपालिकेच्या नगर रचना विभाग, श्री. छत्रपती शिवाजी महाराज प्रशासकीय इमारत, बी. व सी विंग, तिसरा माळा, महानगरपालिका मार्ग, सिव्हील लाईन्स, नागपूर-४४०००९ या कार्यालयात कामकाजाचे सर्व दिवशी कार्यालयीन कामकाजाचे वेळेत जनतेच्या निरीक्षणासाठी खुला ठेवण्यात आली आहे. तरी नागरिकांना सुचित करण्यात येते की, ही सूचना प्रकाशीत झाल्याचे तारखेपासून एक महिन्याचे कालावधीत मंजूर विकास नियंत्रण नियमावलीतील उपरोक्त फेरबदलाच्या संबंधात ज्या सुचना किंवा हरकती महानगरपालिकेकडे प्राप्त होतील त्यावर महानगरपालिकेकडून सुनावणी देण्यात येईल. तद्नंतर फेरबदलाचा प्रस्तुत प्रस्ताव शासनाकडे मंजूरीसाठी सादर करण्यात येईल.

नागपूर :
दिनांक ५ मार्च २०१९.

अभिजीत बांगर,
आयुक्त,
नागपूर महानगरपालिका, नागपूर.

भाग १-अ (असा.) (ना. वि. पु.) म. शा. रा., अ. क्र. ४९.

BY COMMISSIONER, MUNICIPAL CORPORATION

Modification under Section 37 of Maharashtra Regional and Town Planning Act, 1966.

No. NMC-TPD-1940-2019.—

Whereas, the Revised Development Plan of Nagpur City prepared under the provisions of Maharashtra Regional and Town Planning Act 1966, Section 31(1) has been partially sanctioned by the Govt. *vide* Urban Development Department Notification No. TPS-2496-2643-CR-300(a)-97-UD-9, dated 7th January 2000 and came into force from 1st March 2000. Excluded part of Development Plan has been sanctioned *vide* Government Notification No. TPS-2400-1628-CR-200-2000-UD-9, dated 10th September 2001 and came into force from dated 21st September 2001. Also Nagpur Municipal Corporation has been declared as the 'Planning Authority' for Nagpur City except the areas covered under Seven Schemes *vide* Govt. Notification No. TPS-2401-855-CR-76-UD-9, dated 27th February 2002. The Development Control Rules for the area within Jurisdiction of Nagpur Municipal Corporation have been sanctioned by Government *vide* Urban Development Department's Notification No. TPS-2400-1684-CR-1952-2000-UD-9, dated 31-03-2001 and have come into force with effect from the 9th April 2001.

Whereas, the land use of Defence Railway line in Mouza Somalwada, Khamla, Bhamti, Parsodi, Jaitala & Takli seem is converted into commercial use according to under Section 37(2) of Maharashtra Regional and Town Planning Act, 1966 by the Government Notification No. TPS-2408-848-C.R. 3-UD-9, dated 27-08-2010.

Now, the Nagpur Municipal Corporation proposed to develop the said land for 'Orange City Street Scheme Project' The said land have two approach roads *i.e.* 24.00 m. wide D. P. Road on North side and 12.00 m. wide road on South side. Also the land available is short in width comparing to length of land and Nagpur Municipal Corporation is proposed to construct the Residential, Commercial and Hospital & other Buildings on this land. According to the sanctioned development control regulations many problems arises regarding front margins, height & floors in the planning of buildings for above said purposes. So to proposed the new regulations for Orange City Street Scheme to incorporate in the sanctioned D.C.R. of Nagpur City under Section 37 of Maharashtra Regional and Town Planning Act, 1966. According to this NMC General Body passed the Resolution No. 327, dated 29-01-2019. As per above Resolution, the modification of new special regulation for Orange City Street Scheme is as Follows.—

SCHEDULE-B

Regulation No. 41

Special Regulation for Development of Buildings falling within Orange City Street Scheme.

Development of building falling within Orange City Street Scheme shall be governed by the Special Regulations mentioned in *Appendix-X*

APPENDIX-X

(Regulation No. 41)

Special Regulation for Development of Buildings falling within Orange City Street Scheme.

1. Definitions

(i) Orange City Street Scheme

It is the area falling within Orange City Street Scheme (Nagpur Municipal Corporation Project) Mouja Somalwada, Khamla, Bhamti, Parsodi, Jaitala & Takli seem (Admeasuring about 31.92 Ha.)

(ii) Base permissible FSI

It is the FSI that is otherwise permissible on any land with respect to commercial zone as per the sanctioned Development Plan and the relevant provision of the Principal DCR excluding TDR and the premium FSI.

(iii) Floating FSI

It is the FSI the permissible on any plot of Orange City Street Scheme as per Principal DCR/NMRC (Regulation No. 40) (Appendix-W), unused FSI of anyone plot, which unused FSI can be utilised any other plot/plots of Orange City Street Scheme layout.

(iv) Principal DCR

DCR sanctioned by Government of Maharashtra for Nagpur city *vide* Notification No. TPS-2400-1684-CR-192-2000-UD-9, dated 31st March 2001 and as amended from time to time.

2. Permissible Mixed use in Orange City Street Scheme

Mixed use shall be permissible on all plots in the form of residential, commercial, institutional, educational, offices, IT buildings, Assembly Halls, Wholesale establishment users. Fronting on road width of 12 Mt. and above FSI shall be permissible as per the principal DCR and as per (Regulation No. 40) (Appendix-W), plots falling within NMRC.

3. Marginal Spaces**(i) Front Margin**

Front margin shall be allowed 6.0 Mt. from 24 Mt. wide road fronting street.

(ii) Side and Rear Margins

TABLE No. 1

Sr. No.	Building Height	Side and Rear Margins	Remarks
a	15.0 Mt. and below	H/4	Minimum 3.0 Mt. for Residential Minimum 4.5 Mt. for Commercial Minimum 6.0 Mt. for Special Building
b	above 15.0 Mt. and up to 24.00 Mt.	H/5	Minimum 4.5 Mt. for Residential and Commercial Minimum 6.0 Mt. for Special Building
c	Above 24.00 Mt.	H/5	Minimum 6.0 Mt.

4. Distance between two buildings

Distance between two buildings shall be allowed minimum 6.0Mt.

5. Front Arcade

Front arcade shall be allowed on 24.0 Mt. wide road in front margin up to 4.5 Mt. width having roof on top for pedestrian movement.

6. Floating FSI

Floating FSI shall be allowed in Orange City Street Scheme. If unused FSI of any one plot which unused FSI shall be utilised any other plot/plots of Orange City Street Scheme layout due to height restriction as per Civil Aviation Authority.

7. Mix users—

In mix users shall be allowed on all plots with Residential, Commercial, Institutional, Educational Mercantile, Office, IT Building, Assembly Building, Wholesale establishment users. Fronting on the road width of 12.0 Mtr. and above. FSI permissible as per the Principal DCR and plot falling within NMRC limit shall be permissible as per the special Regulation mentioned in Appendix 'W'.

8. Basement—

One or more basements may be permissible for following uses and shall be constructed after leaving the prescribed setback/required front open space/required front margin and prescribed building lines.

- (a) Storage of household or other goods or ordinary non combustible material.
- (b) Strong Room, Bank lockers, Safe deposit Volts *etc.*
- (c) Air conditioning equipments and other machines used for services and utilities of the building.
- (d) parking spaces.
- (e) D.G. set room, Meter room and Electric Sub-station (Which will confirm to required safety requirements.)
- (f) Effluent Treatment Plant, Suction Tank, Pump Room.
- (g) Users strictly ancillary to the principal user.

Provided that, the users mentioned (a) and (b) above shall be permitted in the 1st basement only subject to following conditions.—

- (i) All requirements regarding access, safety (including fire safety) ventilations/mechanical ventilation *etc.* shall be complied with ;
- (ii) All the planning standards (Particularly as regarding parking) should be strictly adhered to. The basement shall not used for residential or any habitable purpose and industrial or hazardous use ;
- (iii) Basement shall not be counted in FSI.

Provided that—

- (i) If the basement is proposed flusing to average surrounded ground level, then such basement can be extended in side and rear margins upto 3.0 M. from plot boundary;
- (ii) Multilevel basement may be permitted if the basement is used for parking. The ramps of minimum 3.0 M. width for entry and exit of vehicles separately shall be provided. In case of bonafide hardship the Commissioner Municipal Corporation may allow only one ramp with not less than 6.00 M. in width;
- (iii) If the basement is proposed to be constructed below podium then the marginal distances shall be as that of podium.

The basement shall have all requirements :—

- (i) Every basement shall be in every part at least 2.4 M. in height from the floor to the underside of the roof slab or ceiling soffit of beam;

- (ii) Adequate ventilation shall be provided for the basement with a ventilation area not less than 2.5% of the area of the basement. The standard of ventilation shall be the same as required by the particular occupancy according to these regulations. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans or airconditioning systems, etc.;
- (iii) The minimum height of the ceiling of any basement shall be 0.9 M. and the maximum shall be 1.2 m. above the average surrounding ground level. However it does not apply to the mechanically ventilated basements. In such cases, basement may also be allowed flushing to the average ground level ;
- (iv) Adequate arrangement shall be made so as to ensure that surface drainage does not enter the basement ;
- (v) The walls and floors of the basements shall be water-tight and be so designed that the effect of the surrounding solid soil and moisture, if any, is taken into account in design and adequate damp proofing treatment is given and ;
- (vi) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous the same shall be enclosed type serving as a fire separation from the basement floor and higher floors. Open ramps shall be permitted if they are constructed within the building line.

9. Height of Habitable Room—

The minimum and maximum height of a habitable room shall be given in Table No. 2 hereunder.—

TABLE No. 2

Hight of Habitable Rooms			
No.	Occupancy	Minimum height (m)	Maximum Hight (m)
(1)	(2)	(3)	(4)
1	Flat Roof—		
	(a) Any habitable room	2.75	4.2
	(b) Habitable room in LIG Housing	2.6	4.2
	(c) Air-Conditioned habitable room	2.4	4.2
	(d) Assembly Hall, Residential Hotels of 3 star category and above, Institutional, Educational, Industrial, Hazardous or storage occupancies, Departmental Stores, Malls, IT Buildings, Office Building, Entrance Hall and Lobbies to Department stores and assembly halls.	3.6	4.2 Subject to written permission of the Hon'ble Municipal Corporation Commissioner greater hight may be permitted.
	(e) Shops	3.0	4.2
2	Patched Roof—		
	(a) Any habitable room	2.75	4.2
	(b) Habitable room in EWS/LIG Housing.	2.6 (Average with 2.0 m. at the lowest point)	4.2 (Average with 3.2 m. at the lowest point)

Provided that :—

- (i) The minimum head-way under any beam shall be 2.4 m.
- (ii) In all occupancies, except those included in serial No. 1 (d) in the Table above, any height in excess of 4.2 m. shall be deemed to have consumed additional FSI of 50 percent of the relevant floor area.

10. Podium :—

Podium for parking of the vehicle may be permitted with following requirement/conditions.—

- (a) Every podium shall be in every park atleast 2.4 m. in height from the floor to the soffit of beam.
- (b) Podium shall not be provided in front setback space.
- (c) Podium shall only be used for parking and it shall be designed to take load of fire engine.
- (d) Podium shall be permissible for plot having 1500 sq. m. and above and may be in multilevel.
- (e) Podium shall be permissible joining two or more buildings or wings of buildings.
- (f) Podium shall be allowed at a distance of 4.50 m. from the plot boundary with minimum 6.00 meter from atleast one side.
- (g) The consent from the Chief Fire Officer shall be necessary before permitting the aforesaid podium.
- (h) No required Recreational Open Space is allowed on Podium.

11. Interior Chowk and Exterior Chowk :—

(a) **Interior Chowk**—Wherever, habitable rooms or kitchen derives ventilation from inner chowk or interior open space, the size of such interior open space shall not be less than 3 m. x 3 m. upto height of 16 m. and for height more than 16 m., the interior open space shall be less than $h/5m. \times H/5m.$ where H=height of highest wall of the chowk.

(b) **Exterior Chowk**—The minimum width of the exterior chowk for the purpose of light and ventilation, shall not be less than 2.4m. and depth shall not exceed 1.5 times the width for buildings upto 16 m. height and for height more than 16 m. the exterior open space shall not be less than $H/6 m. \times H/6 m.$ where H=height of highest wall of the chowk. If the width of the exterior chowk is less than 2.4 m. it shall be treated as a notch.

Provided that, where only water closet, bathroom, combined bathroom and water closet abutting on the interior open space, the size of the interior open space shall be in line with the provision for ventilation shaft, as given in Table No. 3.

12. Lighting & Ventilation of Room :—**(i) Adequacy and manner of provision—**

1. The minimum aggregate area of opening of habitable rooms and kitchens excluding doors shall be not less than 1/10th of floor area.
2. No portion of a room shall be assumed to be lighted if it is more than 7.5 m. from the opening assumed for lighting/ventilation of the portion, provided additional depth of living room beyond 7.5 m. may be permitted subject to provision of proportionate increase in the opening.
3. Where, the lighting and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per latest version of Part-VIII-Building Services Section Lighting and Ventilation of National Building Code of India published by the Bureau of Indian Standards. In the case of special types of buildings requiring artificial lighting and air-conditioning for special types of manufacturing or other process the requirements about natural day lighting and ventilation may be relaxed.

(ii) **Ventilation Shaft**—For ventilating the spaces for water closets & bathrooms, if not opening on front, side, rear & interior open spaces, these shall open on the ventilation shaft, the size of

which shall not be less than the values given below :

TABLE No. 3

Sr. No.	Height of Buildings in m.	Cross-section of Ventilation shaft in sq. m.	Minimum one dimension of the shaft in m.
(1)	(2)	(3)	(4)
1	Upto 10	1.2	0.9
2	Upto 12	2.4	1.2
3	Upto 18	4.0	1.5
4	Upto 24	5.4	1.8
5	Upto 30	8.0	2.4
6	Above 30	9.0	3.0

(iii) Artificial Lighting and Mechanical Ventilation—Where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance with the provision of Part 8, Building Services-Section 1, Lighting and Ventilation, National Building Code of India, 2005.

(iv) In any residential Hotel where toilets are provided with a mechanical ventilation system the size of the ventilation shaft prescribed in these Regulation stand relaxed.

13. Parking :—

Parking Shall be provided as per NMRC and Principal DCR, accordingly.

(a) For calculation of marginal distances the height of the parking floors (Maximum two floors above Ground Level) shall not be taken in account, However height of such parking floor will be counted towards the total height of the building for deciding the building as high rise building and for Civil Aviation purpose.

(b) Car Lift/Mechanical parking shall be permissible.

14. In Specific cases where a clearly demonstrable hardship is caused the Hon'ble Municipal Commissioner may relax as per regulation No. 6.5.2.3 of Principal DCR.

The Provision of Principal DCR shall be applicable except express provisions of these Special regulations, However in case of any conflict between these special regulations and any other Regulations of Principal DCR, the special regulations shall prevail for the Orange City Street Scheme.

Now, the special regulation in the Principal DCR for Orange City Street Scheme is showing the aforesaid modification are kept open at the office of the Town Planning Deptt., Shri. Chhatrapati Shivaji Maharaj, Administrative Building, B & C Wing, 3rd Floor, Civil Lines of Nagapur Municipal Corporation for inspection by public during office hours on all working days. The suggestions and objections which may be received to Municipal Corporation in respect of the said modification to the Development Plan within a period of one month from the date of publication of this notice, will be heard by the Municipal Commissioner before submitting the said modification proposal, to the State Government for sanction.

Nagpur :
Date the 5th March 2019.

ABHIJIT BANGAR,
Commissioner,
Nagpur Municipal Corporation,
Nagpur.

१६

गुरुवार, मार्च ७, २०१९/फाल्गुन १६, शके १९४०

भाग १-अ (असा.) (ना.वि.पु.) म. शा. रा., अ. क्र. ४२.

अध्यक्षा, नगर परिषद, यांजकडून

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.

क्रमांक नपवा-३०७३-२०१९.—

ज्याअर्थी, मौजे वानाडोंगरी ग्रामपंचायतचे क्षेत्र ग्रामीण क्षेत्रातून वगळून नागरी क्षेत्रात समाविष्ट झाल्याने दिनांक २६-१०-२०१६ रोजी नगर परिषदेची नव्याने स्थापना झालेली आहे. वानाडोंगरी नगर परिषदेद्वारे नव्याने स्थापन झालेल्या नगर परिषद हद्दीची विकास योजना तयार करण्याबाबत इरादा न.प. विशेष सभा दिनांक ०७-०३-२०१९ ठराव क्र. १ अन्वये ठराव पारित करण्यात आला आहे. त्यानुसार वानाडोंगरी नगर परिषदेच्या क्षेत्राधिकाराकरिता महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६चे कलम २१ (२) सह २३ (१) अन्वये विकास योजना तयार करण्याचा इरादा जाहीर करण्यात येत आहे.

वानाडोंगरी नगर परिषदेद्वारे ज्या हद्दीची विकास योजना करावयाची आहे, त्या संपूर्ण क्षेत्राचा महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम २३ (२) अन्वये हद्द दर्शविणारा नकाशा वानाडोंगरी, नगर परिषद कार्यालयात कामकाजाच्या दिवशी कार्यालयीन वेळेत नागरिकांच्या अवलोकनार्थ ठेवण्यात आला आहे.

नियोजित विकास योजनेचे अनुषंगाने नागरिकांकडून सूचना/हरकती मागविण्यात येत असून अशा हरकती/सूचना असतील तर हे जाहीर प्रकटन शासन राजपत्रात प्रसिध्द झाल्याच्या दिनांकापासून ६० दिवसांच्या (साठ दिवस) आत लेखी स्वरूपात वानाडोंगरी नगर परिषदेकडे देण्यात याव्यात.

त्यामध्ये वर उल्लेख केल्याप्रमाणे उक्त अधिनियमाचे कलम २३ (१) नुसार नगर परिषद त्यावर योग्य तो विचार करेल. उशिरा आलेल्या सूचना/हरकती विचारात घेतल्या जाणार नाहीत.

वानाडोंगरी :
दिनांक ७ मार्च २०१९.

वर्षाताई सतिश साहाकार,
अध्यक्षा,
नगर परिषद वानाडोंगरी.

भाग १-अ (असा.) (ना.वि.पु.) म. शा. रा., अ. क्र. ४३.

BY PRESIDENT, NAGAR PARISHAD

MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966.

No. NPW-3073-2019.—

Whereas, by the Government Notification, Dated 26-10-2016 Wanadongari Nagar Parishad was newly form in Nagpur District. The Wanadongari Nagar Paishad by its Special General Body Resolution No. 01, Dated 07-03-2019 has declared its intention to prepare Development Plan as per the provisions of Section 21 (2) and Section 23 (1) of the Maharashtra Regional Town Planning Act, 1966, For the area within its Jurisdiction.

A copy of the plan showing the area for which Development Plan is to be prepared is kept open for inspection by the public on the working days at the Office Wanadongari Nagar Parishad Office to the Wanadongari Nagar Parishad as required under Section 23 (2) of the Maharashtra Regional and Town Planning Act, 1966.

Suggestions or objections regarding boundaries of the said Development Plan, if any should communicated in writing to the Wanadongari Nagar Parishad Office within 60 days from the date of publication of declaration of the said intention in the *Maharashtra Government Gazette* as required under Section 23 (1) of the Maharashtra Regional and Town Planning Act, 1966. Suggestion/Objection received after the given period will not be take into consideration.

Wanadongari :
Dated the 7th March 2019.

VARSHATAI SATISH SAHAKAR,
President,
Nagar Parishad, Wanadongari.

ना.-एक-अ-६ (३१८३).